

FOR SALE



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REALTY**

AGRICULTURAL PROPERTIES
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Madera Pistachios



**48.20± Acres
Madera County, California**

- Income producing pistachios
- Micro-sprinkler irrigation system
- 40 HP pump & well

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Madera Pistachios

48.20± Assessed Acres

\$1,542,400
(\$32,000 per acre)

LOCATION:

Approximately 1 mile south of Avenue 12 and 1 mile east of Road 36.

LEGAL:

48.20± assessed acres located in a portion of Section 11, T12S, R17E, M.D.B.&M.
Madera County APN: 049-620-001-000.

ZONING:

Arv-20 (Agricultural, Rural, Valley – 20 Acre)

PLANTINGS:

The orchard was planted in 3 equal 16 acre blocks in 1972, 1973 and 1974.
Pistachios are Kerman variety on Atlantica Rootstock. Spacing is 12'x 24'.

WATER:

One well with a 40 HP pump.

SOILS:

San Joaquin sandy loam
Whitney & Rocklin gravelly sandy loams
Whitney and Rocklin sandy loams

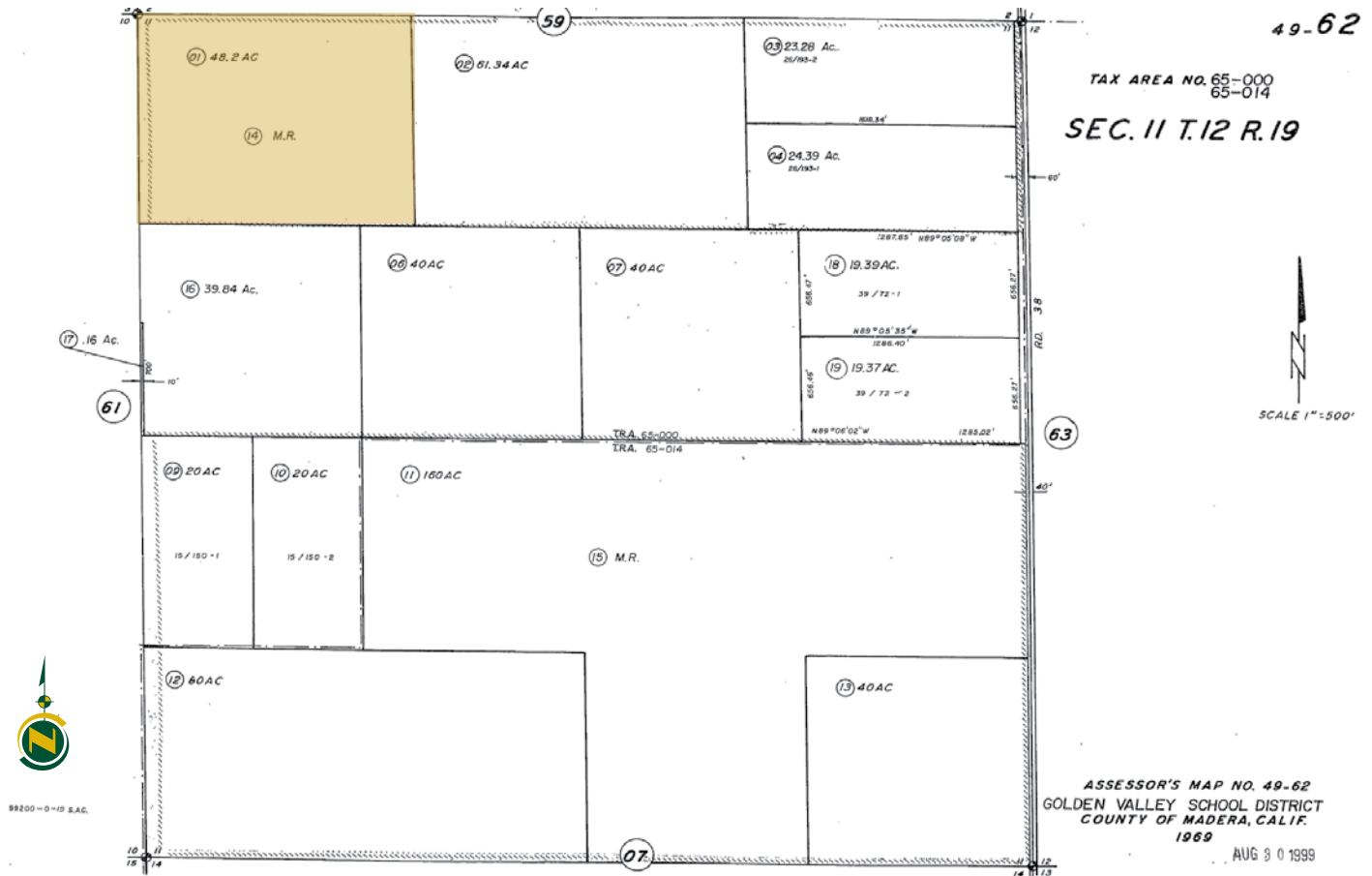
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,542,400 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2021 crop.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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